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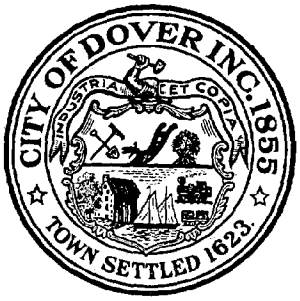
Cochecho Riverwalk Final Report

JUNE 30, 1995



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This report concerning Phase I elements of the Cochecho Riverwalk was funded in part by a grant from the Office of State Planning, New Hampshire Coastal Program, as authorized by the National Oceanic and Atmospheric Administration (NOAA), Grant Award Number NA470Z0237.

TABLE OF CONTENT

Narrative

Project Summary

List of In-Kind Services

Renderings and Maps

Photos

Selected Press Coverage

Interim Reports

Narrative

NARRATIVE

The Cochecho Riverwalk grant award from the New Hampshire Coastal Program has acted as a catalyst for the redevelopment of Dover's Cochecho Waterfront. The concept of a waterfront park had been advocated numerous times for decades but had never come to fruition.

The grant award announcement sparked the formation of a partnership between the City of Dover and the Dover Chamber of Commerce to design and fund raise for the project. The design efforts resulted in an expansion in the scope of the Cochecho Riverwalk and the grant funded portion of the Riverwalk became Phase I. As construction began on Phase I of the Cochecho Riverwalk, a Long Range Planning Committee was formed to explore redevelopment of the entire Cochecho River waterfront. It was concluded that the City owned land, where the Public Works facility and former wastewater treatment plant are located, is the key to the future of Dover's waterfront. A design charette was convened to plan the redevelopment of the City owned property. Architects, engineers, and land planners with waterfront development expertise from New York, Boston, and New Hampshire combined with local professionals and citizens spent 2 days exchanging ideas. The results of the Charette are two design schemes with differing philosophical viewpoints which will require the community to ponder its future and the fate of the City owned property. The Charette occurred in conjunction with a new Dover Chamber of Commerce event called "Riverfest". Riverfest occurred at the site of the newly constructed

Cochecho Riverwalk. The event was deemed a great success and is being scheduled as a Fourth of July celebration next year.

Fund raising activities are being pursued on three levels. Corporate and Business donations, the sale of inscribed brick pavers to be installed in a brick walk and plaza, and in-kind services from all segments of the community including civic organizations, individuals and businesses.

When the Cochecho Riverwalk began to take shape in the field, people noticed the transformation of Henry Law Park. Enthusiasm and confidence in the idea of a riverwalk grew. Donations began to flow in and the project became the topic of discussion at many public meetings. It has brought a feeling of optimism for many in Dover.

The Cochecho Riverwalk project has been the recipient of additional grant funds. The New Hampshire Coastal Program awarded $7,400 in left over 1994 funds for the construction of two picnic shelters and associated amenities. The New Hampshire Coastal Fund has also awarded $50,000 in matching funds for the construction of a pedestrian bridge over the Cochecho River for the 1995-1996 budget cycle.

The New Hampshire Park and Recreation Division has awarded the City $25,000 in matching funds for Phase II of the Cochecho Riverwalk under the Land and Water Conservation Fund. Phase II extends the walk along the Cochecho River to Washington Street, using brick pavers to create a

boardwalk and plaza element to the project. The same type of landscaping, benches, and lighting used in Phase I will be carried through Phase II. A sculpture will serve as a focal point in the brick plaza. construction of Phase II will complete the final leg of a half mile pedestrian walk which loops around a large river meander and over the Cochecho River adjacent to downtown Dover.

A video has been produced by Continental Cablevision. The video paints a rich portrait of Dover's history along the waterfront and a vision for the future of that waterfront. The piece by Alex Hertzka and a number of local citizens has been airing on local TV during the month of July. A copy of this video is included with this report. While it is not a funded part of the grant, it certainly would not have been produced had the grant not been funded.

The success of this project demonstrates that a good idea with a little seed money can develop into a wonderful amenity which provides benefits to the local economy, the preservation of the natural resource, and the spirit and image of a community. The citizens of Dover wish to thank the New Hampshire Coastal Program for the grant funding that has propelled an idea into a reality that everyone can be proud of.

Planning/cochedea.sam

Project Summary

PROJECT SUMMARY

Over the past year, several facets of the cochecho Riverwalk project have been successfully completed. Public support and various grants have been helpful in making these advancements. The finished components of the project include; lighting, park benches, landscaping, sidewalks, fencing, a canoe launch, and a cantilevered scenic overlook.

Planning began in March of 1994. A committee of City officials and local business people from the Dover Chamber of Commerce was established to plan and fund raise for the project. The committee reviewed details such as walkway location, materials, light fixtures, park bench types, and fund raising strategies.

By July, 1994 proceedings were ready to commence. Dana Lynch from Appledore Engineering and Jamie Calderwood, a landscape architect of the Calderwood Company, donated their services to create a plan design and architectural renderings of the Cochecho Riverwalk. McEneaney Survey Associates donated a field crew to locate existing facilities and identify topographic relief in critical areas.

Bid specifications were prepared by the Dover Planning Department and Engineering Division for sidewalks, fencing, lighting and landscaping. The City Purchasing Agent advertised and awarded the bids. The sidewalk bid was awarded to KC Paving of Dover, NH, the fence replacement was

awarded to Fences Unlimited of Salem, NH, the lighting was awarded to CED of Portsmouth, NH, and the fall planting was awarded to Salmon Falls Nursery of South Berwick, Maine.

Mr. Peter Rousseau and Mr. Tim Ayer donated services of general grading, stump removal and electrical conduit excavation to initiate construction. Tree removal along the river was contracted to Urban Tree Service under a City of Dover contract, which is bid on an annual basis. Complications were met with when attempting tree removal. The trees had grown through the existing chain link fence and were rooted in the existing granite block retaining wall. The tree service had to visit the site on three separate occasions as the steel fencing in the trees would not allow simple removal with chain saws. Rouseau's excavator was employed to remove the trees after the fence had been cut away from them. The entire cost of tree removal was $1,753.56. Urban Tree Service donated $450.00 to the project.

The fall of 1994 was quite productive. By September the sidewalk, the fencing and the canoe launch were completed. Later in the fall, trees were planted and the electrical conduit which supplies power to the lighting system was finished. Conversion Products, Inc. of Rochester, NH installed five park benches along the walk. The company specializes in recycling products, thus the slats of the benches are fashioned from recycled plastic containers. A cantilevered outlook over the cochecho River was constructed by volunteer laborers, and materials were provided at cost by Star Lumber of Somersworth, NH.

The spring of 1995 saw the Victorian lighting installed by Martineau Electric of Dover. The light installation labor was donated. Additional landscaping was installed along the walk during the Spring. Volunteers from the crew of the USS Omaha and inmates from the Strafford County House of Corrections performed the installation of the landscape material.

Bark mulch was donated by Thomas Huckins of Farmington, NH. Loam was provided by Mast Road Sand and Gravel. One hundred of the two hundred and ten yards of loam needed were donated. Rip stone was placed for control erosion in several areas by the Strafford County House of Corrections inmates.

Planning/cochedea.sam

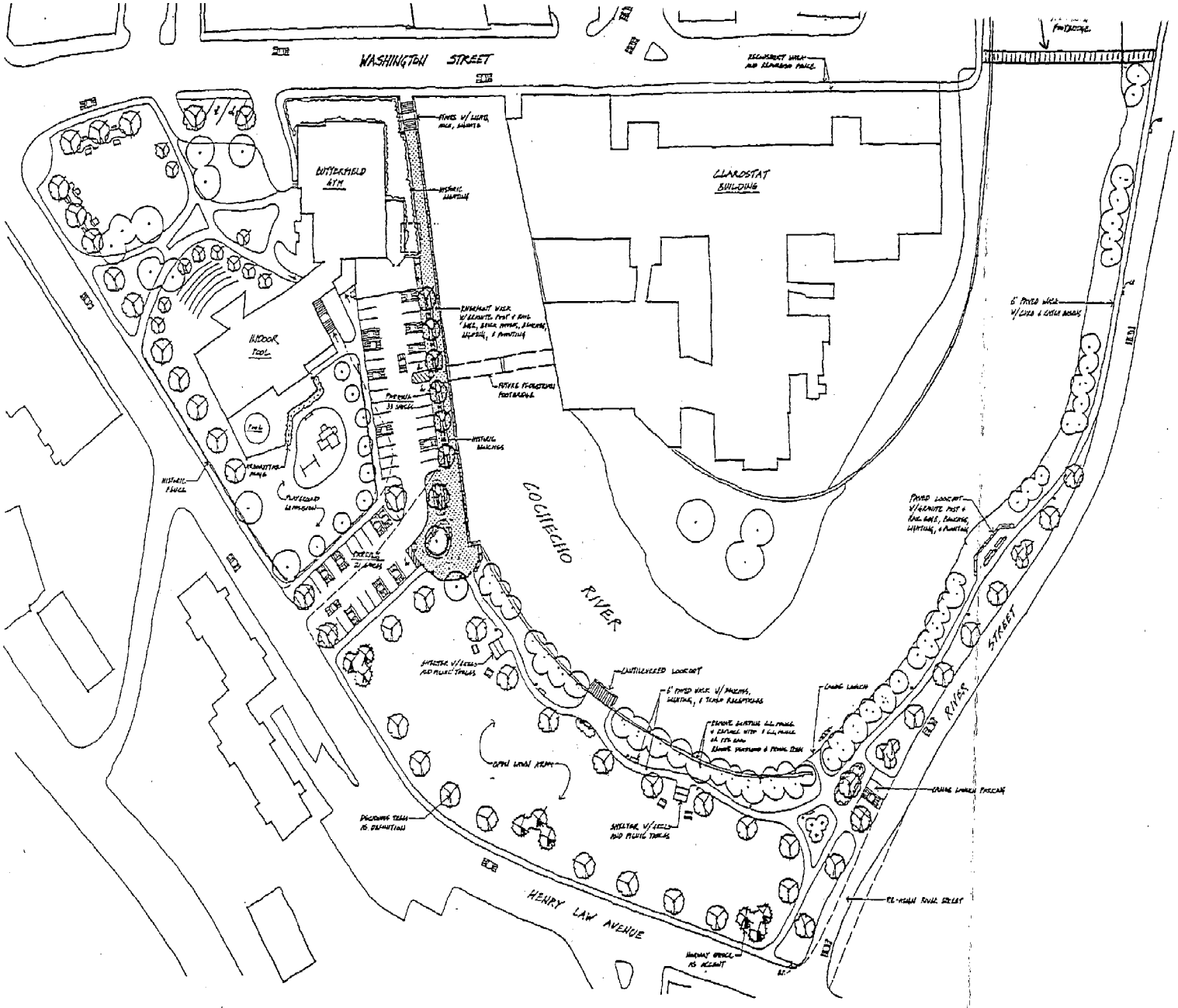
RIVERWALK PROJECT

In-Kind Services

Name:	Value of In-Kind Service:
Appledore Engineering	$7,991.00
Maroon Marketing	$410.00
Odyssey Press, Inc.	$320.00
PIP Printing	$300.93
Kinko's	$300.00
Dover Chamber of Commerce	$104.00
Earthly Concerns	$2,934.00
Dover Duplicating	$350.00
C&K Printing	$300.00
Martineau Development Co.	$3,500.00
One Washington Center (4 Victorian Lights)	$6,000.00
Gardens with Style	$1,150.00
Garrison Land	$1,000.00
Foster's Daily Democrat	$900.00
Dover Rotary	$45.00
River Bend Variety	$1,000.00
Dustin's	$45.00
Thomas Huckins	$360.00
SUR Construction	$250.00
Ash Hallet	$500.00
Rivers Camera Shop	$100.00
Dover Conservation Commission	$3,000.00
Moe's of Dover	$50.00
Allo Gro	
Wyskiel, Boc & Reid	
Carpenter's Union	
Urban Tree	$450.00+
Lassell Architects	$2,000.00
Peter Rousseau	$2,000.00
Tim Ayer	$300.00

Name:	Value of In-Kind Service:
Rick St. Armand	$200.00
Tom Clark	$200.00
Michael Hearn	$300.00
Star Lumber	$400.00
Calderwood Co.	$200.00
McEneaney Surveyors	
Crew of USS Omaha	
Woodburn Associates	
Capitol Builders	

Renderings and Maps



HENRY LAW PARK/ COCHECHO RIVER WALK MASTERPLAN

DOVER, NEW HAMPSHIRE

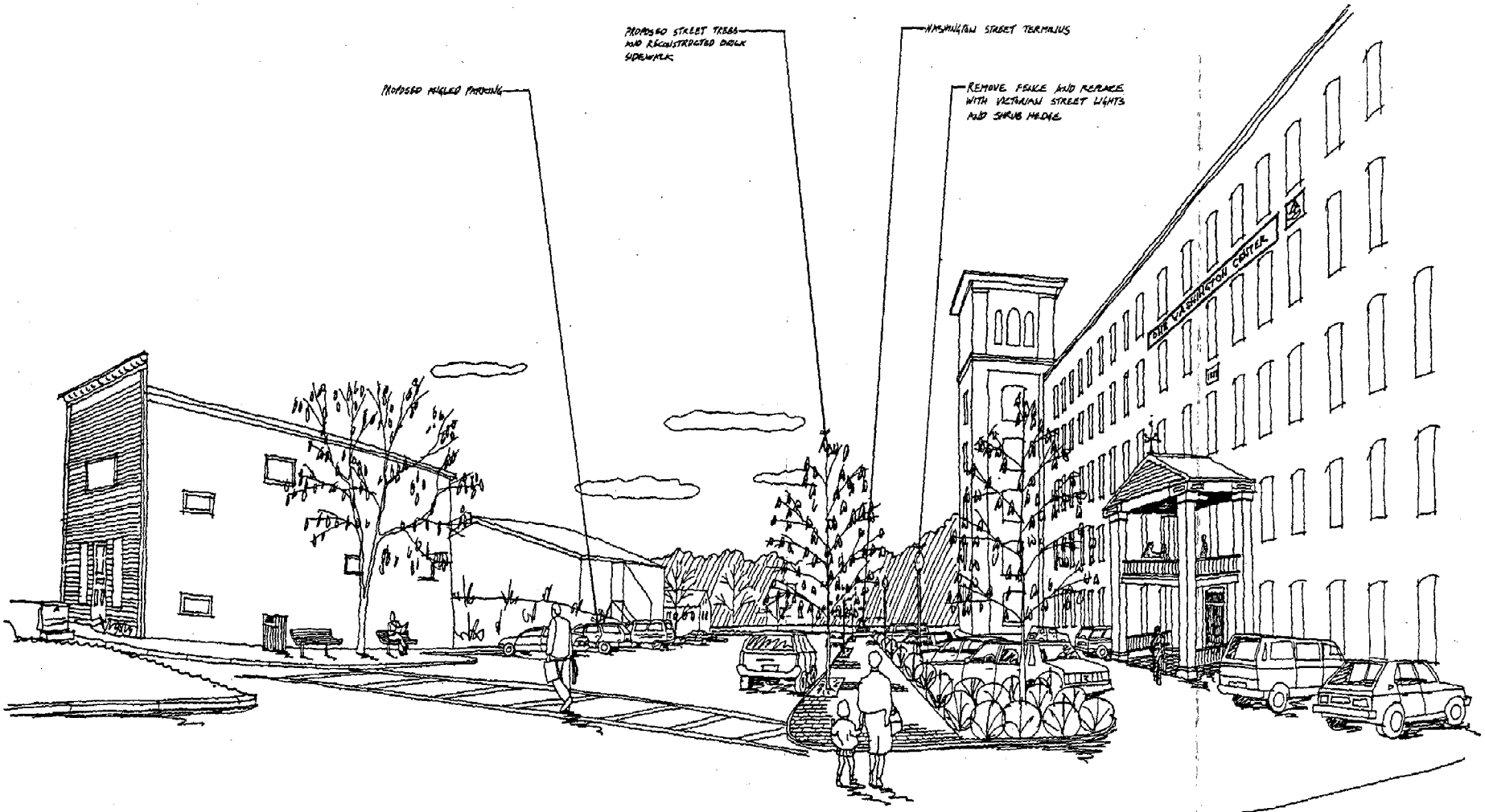
CIVIL ENGINEERING – APPLEDORE ENGINEERING, INC.

LANDSCAPE ARCHITECTURE – THE CALDERWOOD COMPANY

SCALE: 1" = 30'

DATE: 7/21/94

NORTH



WASHINGTON STREET W/ STREET IMPROVEMENTS

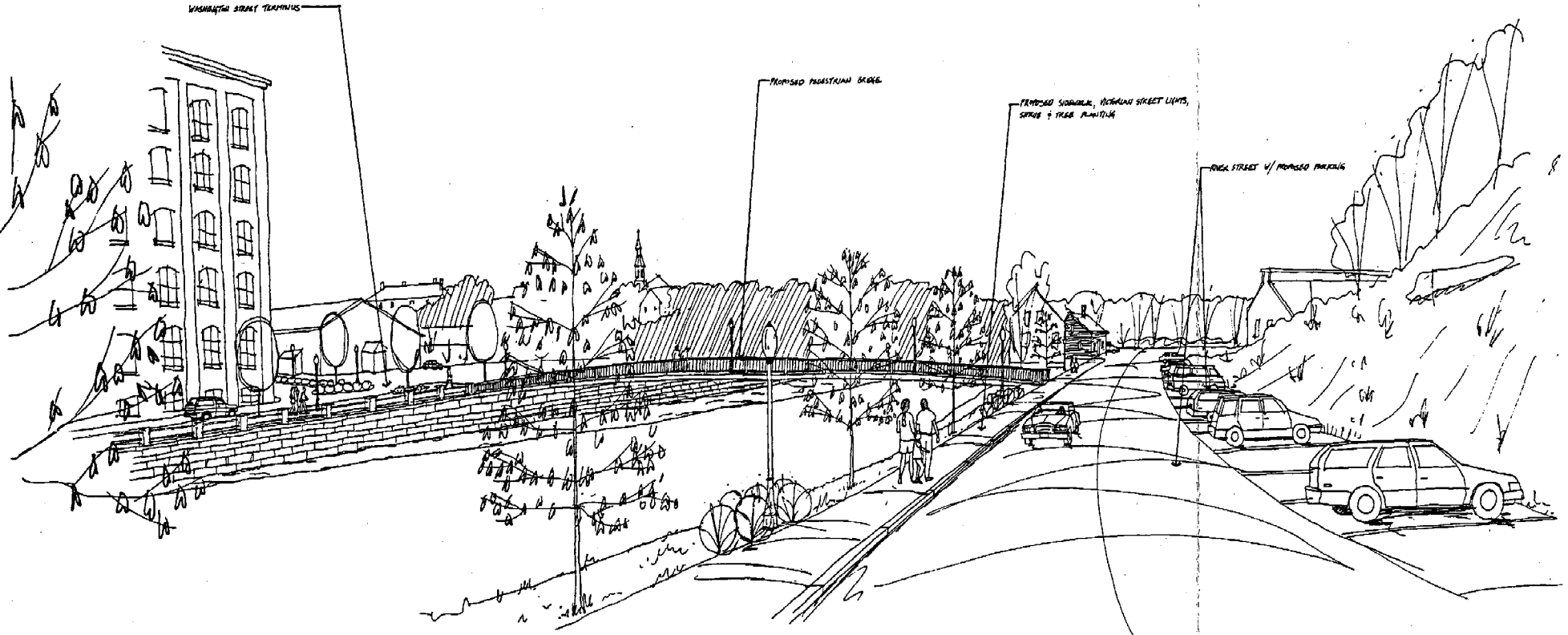
DOVER, NEW HAMPSHIRE

THE OLDERWOOD COMPANY ~ LANDSCAPE ARCHITECTURE

COCHECHO RIVER WALK

DOVER, NEW HAMPSHIRE

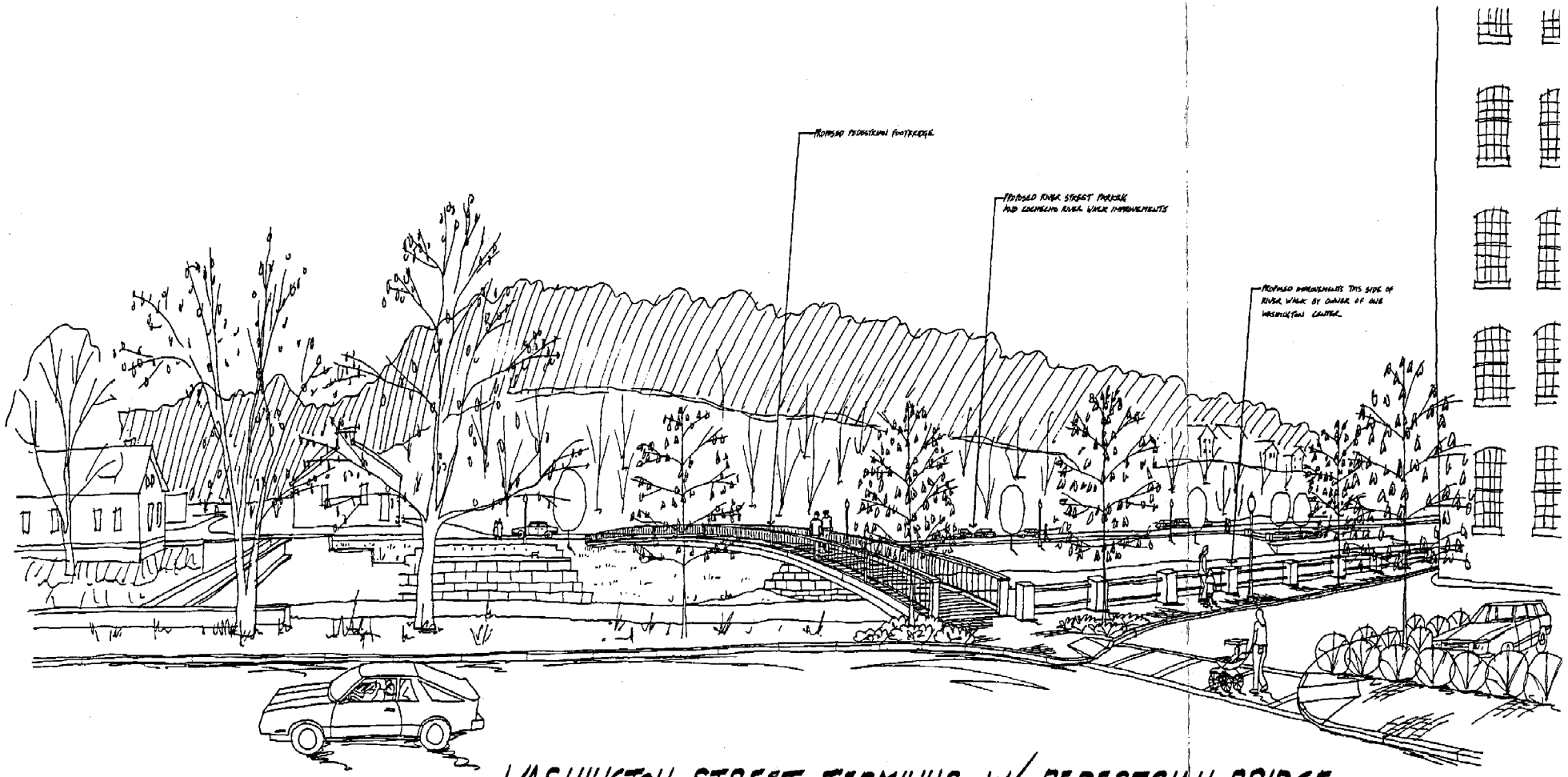
THE CALDERWOOD COMPANY — LANDSCAPE ARCHITECTURE



RIVER STREET W/ PARK IMPROVEMENTS

DOVER, NEW HAMPSHIRE

THE CALDERWOOD COMPANY - LANDSCAPE ARCHITECTURE



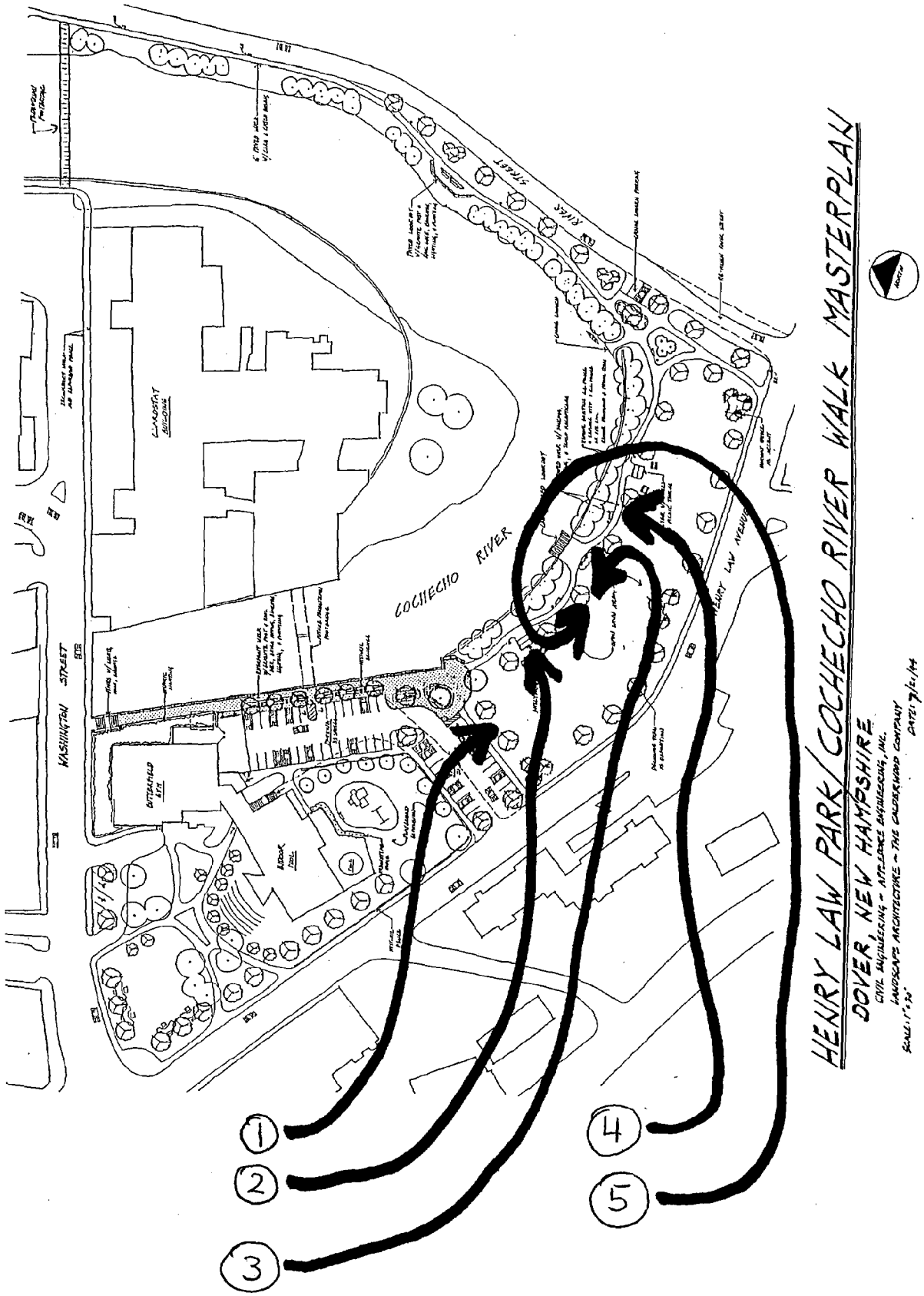
WASHINGTON STREET TERMINUS W/ PEDESTRIAN BRIDGE

DOVER, NEW HAMPSHIRE

THE CALDERWOOD COMPANY — LANDSCAPE ARCHITECTURE

Photos

PHOTO INDEX



HENRY LAW PARK/COCHECHO RIVER WALK MASTERPLAN

DOVER, NEW HAMPSHIRE

CIVIL ENGINEERING - AFFILIATED ENGINEERING, INC.

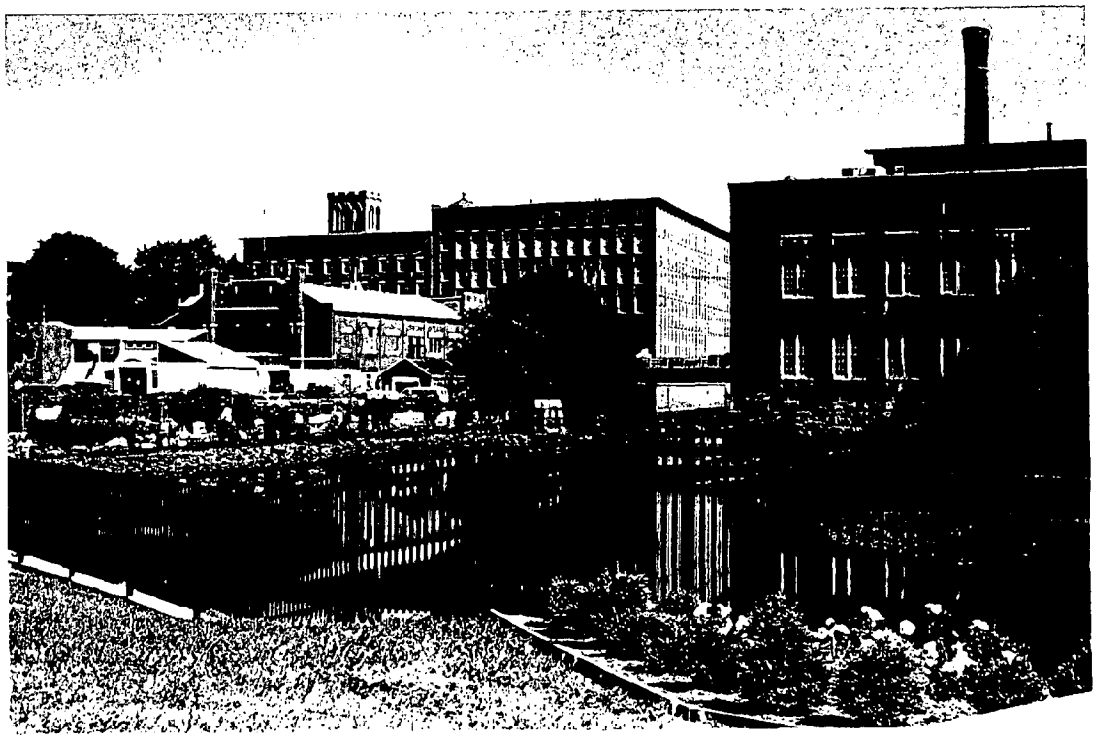
LANDSCAPE ARCHITECTURE - THE CALDERWOOD COMPANY

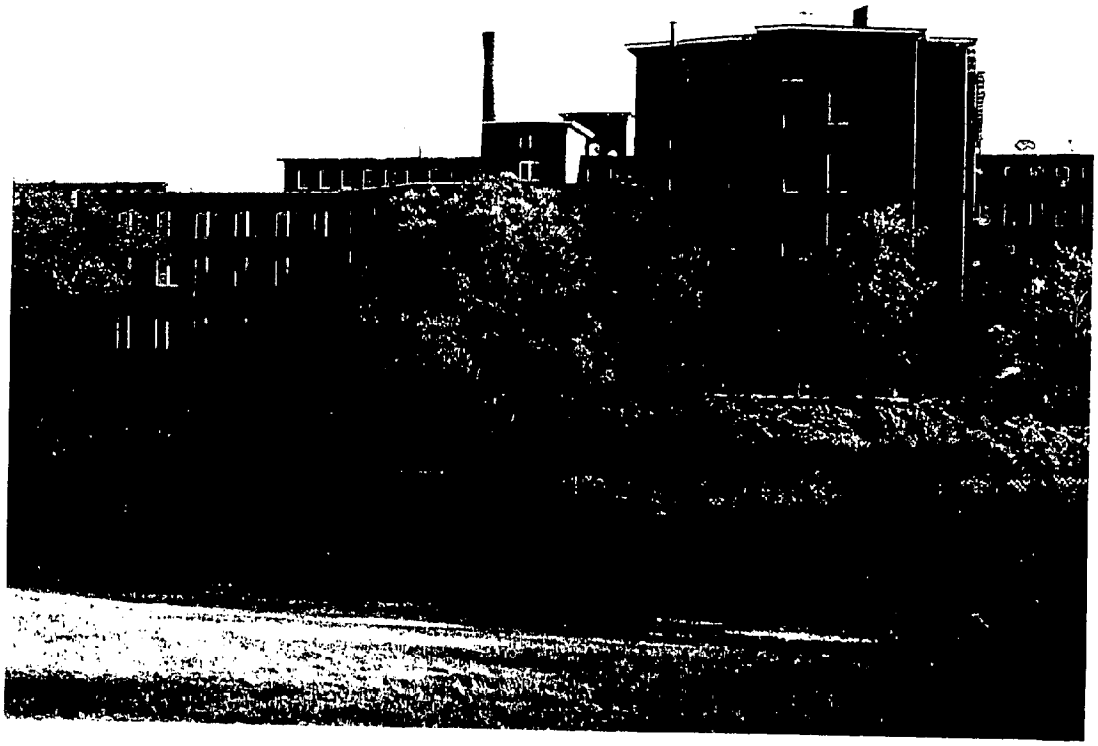
SCALE: 1" = 30'

DATE: 7/21/94

COCHECHO RIVERWALK PROJECT
This project is partially funded by a N.H. Coastal Program Grant through the Coastal Zone Management Act, Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, U.S. Department of Commerce. Matching local funds are provided by the City of Dover and the generous donations of local businesses and citizens.
CALDERWOOD DESIGN
RAY MARTINEAU
DANA LYNCH
McENEANEY SURVEYORS
Kinko's
Riverbend Variety
Michael Beam
Capitol Builders
PETER ROUSSEAU
TIM AYER
DOVER EXPLORERS & SCOUT TROOPS
Stair Lumber
Maroon Marketing
Dover Duplicating
Tom Clark
Rick St.Amand
APPLEDORE ENGINEERING
SIGN EFFECTS
Odyssey Press
CAI Printing
Ben Clark
Richard Clark

MITSUBISHI





Selected Press Coverage

Dover's Riverwalk moving along

New walkway to attract shoppers

By JOHN F.J. SULLIVAN
Democrat Staff Writer

DOVER – Construction of the Cocheco Riverwalk is progressing rapidly, with one major fund-raiser poised to get under way.

According to Greater Dover Chamber of Commerce Executive Director Robin Comstock, the Riverwalk – a park which will include a new fence, an asphalt sidewalk along the Cocheco River, and brick walkways – will help attract visitors to the Garrison City, and encourage residents to stick around and shop.

"I believe the accomplishment of the Riverwalk will be an immediate benefit to the entire community," said Ms. Comstock. "It will focus attention back to our riverfront, and our river heritage."

Ms. Comstock also said a price for bricks, part of a major fund-raiser, is expected to be set this afternoon.

The bricks, once purchased by the Chamber, will be resold to residents and others to raise funds for the Riverwalk, and will be engraved with the names of the buyers.

The Chamber is also organizing fund-raisers for picnic tables, lighting and other Riverwalk accoutrements, which Ms. Comstock said will boost the city's efforts to become a vital tourist attraction.

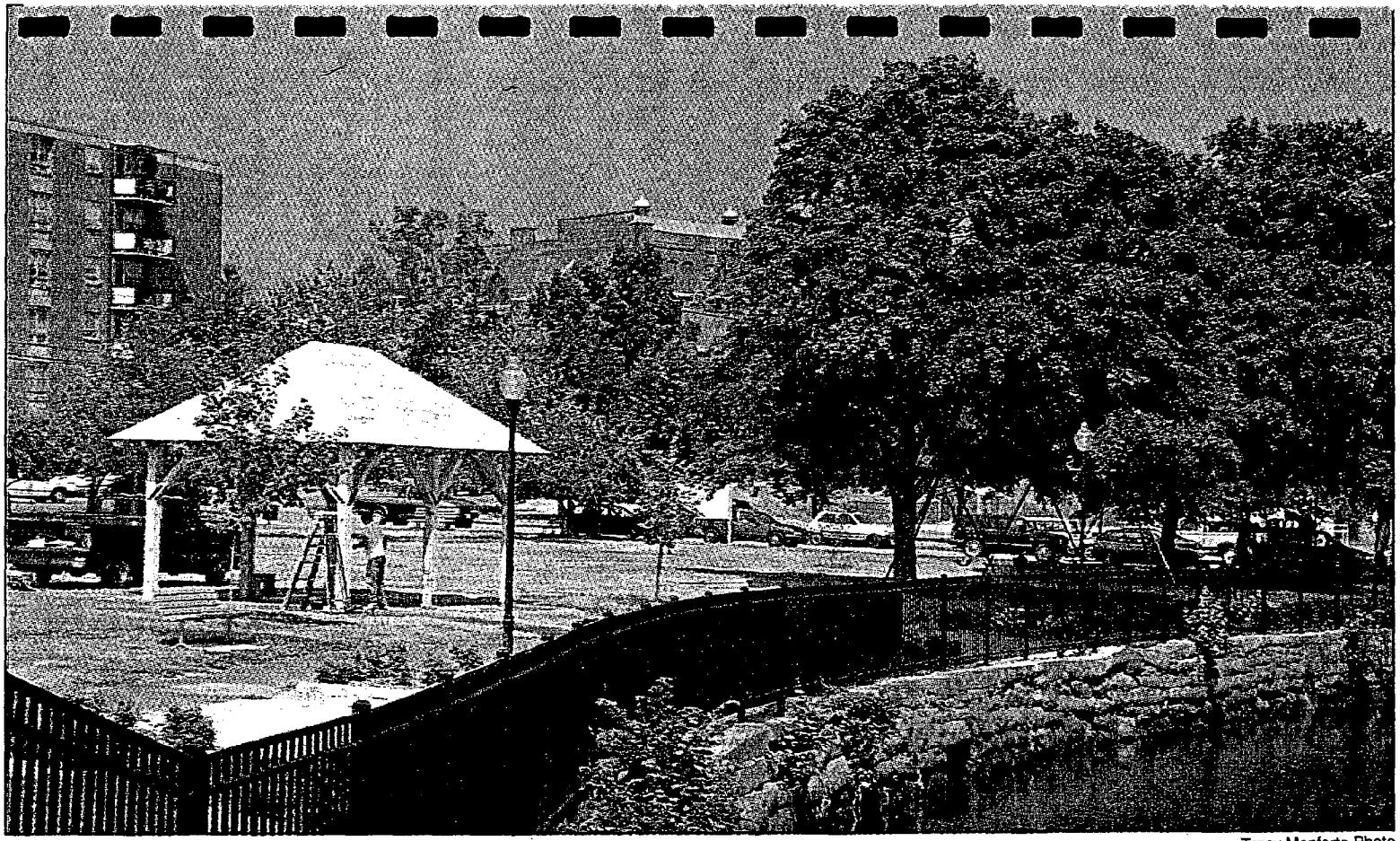
Al Norton, left, and Ralph Scott of K.C. Paving Co. in Dover continue work on a paved walkway along the Cocheco River in Dover's Henry Law Park late Tuesday morning. (Staff photo – Rich Beauchesne)

"We will be creating a reason to be in Dover and to visit Dover," said Ms. Comstock.

"Opening up the river as the gateway to Dover will have a tremendous impact on our community," she added, explaining that, as visitors are attracted to the river for recreation, they will likely remain downtown and visit Dover's shops and restaurants.

The Riverwalk project, driven mostly by volunteers, is slated to be largely completed by summer's end, a goal Ms. Comstock predicted will be attained.

"There has been tremendous progress over there – real, exciting, visible progress," she said.



Tracy Manforte Photo

FRANK HALE works on one of the gazebos at Henry Law Park in preparation for this weekend's Riverfest '95, a celebration of the Cocheco River and Dover history. The festival Saturday from 1 to 9 p.m. is a chance to show off the park's facelift, with paved walkway, Victorian lighting and gazebos.

Dover Celebrates Riverfest Saturday

By TRACY MANFORTE
Union Leader Correspondent

DOVER — Residents and area businesses are ready to celebrate the Cocheco River, revitalization of Henry Law Park and Dover history with Riverfest '95 Saturday.

Chamber of Commerce officials and organizers hope the event becomes an annual celebration, drawing attention to the park and its waterway.

"The city was built around the river, and we want to re-create interest," said Dana Lynch, committee chairman of Riverfest. "This city has a strong history with the river and we need to make better use of the river ... One of the goals is to beautify and rejuvenate Henry Law Park," which lines the Cocheco.

Saturday's festival, from 1 to 9 p.m., is a chance to show off part of the park's facelift — its paved walkway, Victorian lighting, gazebos and detailed landscaping. A pedestrian bridge connecting over a mile of paths throughout the city and a granite and brick courtyard have yet to be constructed.

Plans for the fest include a chicken barbecue, live entertainment, games at the outdoor pool, face painting and historical tours.

Family events running from 1 to 5 p.m. include:

- A martial arts demonstration;
- Storytelling;
- Historical walking tours;
- A guest appearance from Smoky the Bear;
- Twister, dunking booth and cake walk;
- Local history books and photographs on sale.

From 5 to 7 p.m., the fest offers a chicken barbecue prepared by the Dover Fire Department. Admission is $6 for adults and $3 for children under 12. Tickets will be available at the festival but are also available in advance at the chamber office, First NH Bank, Dover Fire Department or Dover Library.

During dinner, the Garrison Players will perform a Showtime Review on the Cantilever Outlook, located on the river's edge.

Riverfest joins with the Cocheco Arts Festival from 7 to 9 p.m. for a concert by Mid Life Crisis.

As the event's chief sponsor, First NH Bank has donated $2,000 to the festival.

In addition, Public Service of New Hampshire recently made a $5,000 donation to the Riverwalk project.

RIVERFEST '95

A CELEBRATION OF DOVER'S HISTORIC WATERFRONT DISTRICT & FAMILY BARBECUE

Henry Law Park, Dover
Saturday, July 15, 1995
Rain or Shine

Family Activities
2pm-5pm
Historical Walking Tours &
Exhibits • Storytelling
Martial Arts Demonstrations
Giant Twister • Pool Games
Face Painting • Dunking Booth
and more . . .

Family Barbecue
Sponsor: McIntosh Personnel
5pm-7pm
Presented by Dover Fire Dept.
Adults - $6.00
Children under 12 - $3.00
Showtune Review by
Garrison Players Showstoppers
Ethnic Heritage Tales

Riverfest '95/Cochecho Arts Festival Concert
Sponsor: GFS Manufacturing
7pm-9pm
Presentation of *Waterfront Redevelopment Showcase*
Music by *Mid-Life Crisis, Classic Rock*

Tickets for Barbecue Available at:
Dover Chamber of Commerce
First NH Bank
Dover Fire Department
Dover Library

Riverfest Underwritten by

Putting Families FIRST
First NH Bank
The one for all your banking needs.

Dover
Chamber of Commerce

Interim Reports

STEVEN J. STANCEL
Director

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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COCHECHO RIVERWALK
INTERIM REPORT
SEPTEMBER 1994

The Cochecho Riverwalk project has had a quick start as a result of public support gained upon the announcement of the grant selection. A committee of City officials and interested local business people from the Dover Chamber of Commerce was formed in March. The committee met weekly throughout the Spring and formulated ideas of what the riverwalk should be and how to fund it.

All facets of the project were discussed from the walkway location and materials, to the light fixtures, park bench type, and fund raising strategies. Once July 1, 1994 rolled around, we were ready to proceed. Dana Lynch from Appledore Engineering and Jamie Calderwood, a landscape architect of the Calderwood Company donated their services to create a plan design and architectural renderings of the Cochecho Riverwalk. McEneaney Survey Associates donated a field crew to locate existing facilities and identify topographic relief in critical areas.

Bid specifications were prepared by the Dover Planning Department and Engineering Division for sidewalks, fencing, the lighting, and landscaping. The City Purchasing Agent advertised and awarded the bids. The sidewalk bid was awarded to KC Paving of Dover, NH, the fence replacement was awarded to Fences Unlimited of Salem, NH, the lighting was awarded to CED of Portsmouth, NH and the fall planting was awarded to Salmon Falls Nursery in South Berwick, Maine. The above work tasks for all above mentioned work is scheduled to be completed by mid November.

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General grading, stump removal and electrical conduit excavation was donated by Mr. Peter Bonsseau. Tree removal along the river was contracted to Urban Tree Service under a City of Dover contract which is bid on an annual basis. The required tree clearing was very complicated. Trees had grown through the existing chain link fence and were rooted in the existing granite block retaining wall. Chain saws were not successful in removing all the trees because of the steel fencing in the trees. An excavator had to be employed to remove several after the fence had been cut away from them. As the site is an active park, fencing had to be maintained for safety purposes. Unfortunately, the tree service had to come to the site on three separate occasions to complete the work. The cost of the entire tree removal was $1,753.56. Urban Tree Service donated $450.00 as a donation to the project.

As of September 23, 1994, the sidewalk installation is complete. The canoe launch is complete. The fence is nearing completion with lighting fixtures on order and the electrical conduit partially completed. The fall tree plantings are on order as are the park benches. The benches are scheduled to be installed before October 1st, as are the trees.

dean\rivupdat.sam

STEVEN J. STANCEL
Director

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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

COCHECHO RIVERWALK
INTERIM REPORT
DECEMBER 31, 1994

Several tasks which were partially completed during the summer were finished this Fall. The electrical conduit system which will supply power to the lighting system has been completed. The fall planting consisted of trees supplied by Salmon Falls Nursery of South Berwick, Maine. Five park benches were installed by Conversion Products Inc. of Rochester, NH. Conversion Products specializes in the use of recycled products. The slats for the benches are made from recycled plastic milk containers. An eighteen by twenty foot cantilevered scenic overlook was constructed with volunteer labor and the materials were provided at cost by Star Lumber Company of Somersworth.

The Washington Street sidewalk improvements have been substantially completed. The new granite vertical curb, concrete sidewalk, underground electrical system and lights have been installed. Additional electrical work needs to be completed before the lights are operational. Plantings are scheduled to be done in the Spring to finish the project.

Fundraising has begun for Phase II of the riverwalk. GFS of Dover has donated $1,000; First NH Bank has committed to donate $7,500; and the Dover Lions Club has committed up to $4,000 to the project.

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Inscribed bricks have gone on sale for individuals and families which will become a permanent part of the proposed brick plaza. Fund raising is being conducted by a joint City and Dover Chamber of Commerce Riverwalk Committee.

Mike Lassell of Lassell Architects in South Berwick, Maine, has donated their services to design the picnic shelters. The design will incorporate Victorian features reminiscent of the period when textile manufacturing in the mills dominated downtown Dover. The former Clarostat Building, a prominent feature on the Riverwalk was a part of that era.

dean/rivupda2.sam

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City of Dover, New Hampshire

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Cochecho Riverwalk Interim Report
March 31, 1995

Additional planning has taken place during the period from January 1, to March 31, 1995. A Landscaping subcommittee was formed in January to create a landscaping master plan for the entire Riverwalk, and develop an implementation plan for the Spring of 1995. The landscaping will concentrate on the area between the newly constructed sidewalk and the river. Work is scheduled to begin in April with planting complete by Memorial Day weekend.

The picnic shelters have been designed and construction drawings completed. The construction is scheduled to begin in April offsite with installation on-site planned for May.

The electricians are scheduled to install the lights along Henry Law Park in early April.

These are the remaining work tasks to complete the NH Coastal Grant along the Cochecho Riverwalk.

dean/intrep3.sam

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US Department of Commerce
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2234 South Hobson Avenue
Charleston, SC 29405-2413

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